

MINUTES
GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, August 10, 2016
5:00 PM

MEMBERS PRESENT: Chair Gary Sikich, Mike Borlee, Eric Genrich, Phil Hilgenberg

MEMBERS EXCUSED: Mike Vogel, Ald. Tom De Wane

OTHERS PRESENT: Kevin Vonck, Julia Upfal, Economic Development Department; Celestine Jeffreys, Chief of Staff, Ald. Barb Dorff, Garritt Bader, Eric Goerke

1. Roll call.

The meeting was called to order at 5:00 p.m. by Chair, G. Sikich. Roll call was taken as noted above.

2. Approval of agenda.

A Motion was made by P. Hilgenberg to approve the agenda and seconded by M. Borlee. Motion carried.

3. Approval of the minutes for the May 11, 2016 meeting.

A Motion was made by E. Genrich to approve the minutes of the May 11, 2016 EDA meeting and was seconded by P. Hilgenberg. Motion carried.

OLD BUSINESS

4. Communication from Ald. Moore regarding the Hispanic Chamber of Commerce

J. Upfal stated that the Economic Development Staff has been participating in an ongoing conversation with the HCCW about potential partnerships. ED has looked into using CDBG workforce development or RLF funds to further the HCCW's economic development initiatives. Due to the HUD regulations tied to these funds, there are specific eligibility requirements and procedures that the City must follow to remain compliant.

Due to significant recent interest in our RLF, it is unlikely that the City will want to contribute to the HCCW's economic development initiatives using this money, even if it is compliant with HUD. We are interested in membership opportunities with the HCCW. The corporate membership is \$500 annually.

A motion was made by E. Genrich and seconded by M. Borlee to recommend the City become a corporate member of the Hispanic Chamber of Commerce. Motion carried.

NEW BUSINESS

5. Communication from Ald. Moore regarding new Police Station

K. Vonck stated a communication from Ald. Moore which would consider a possibility of locating a new Police Department Operations Building on the northeast corner of Quincy and University near the transit center.

A motion was made by M. Borlee and seconded by E. Genrich to refer to staff the communication by Ald. Moore regarding the new Police Department Operations Building but include a joint Police and Fire facility.

6. Sale of S. Huron Road Property (Tax Parcel 21-185-2)

K. Vonck stated the City owns Parcel 21-185-2 which is in front of Proctor and Gamble warehouse and north of the pond. The parcel has been for sale for a long time and is the last City owned parcel in the I-43 Business Park. The asking price for this parcel is \$48,000 per acre and the City has been offered \$42,000 per acre for a total of \$126,000.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

The Closed session notice was read and a motion was made and seconded to convene in closed session. Motion carried. Roll call was taken – present are Chair Gary Sikich, Mike Borlee, Eric Genrich, Phil Hilgenberg.

A motion was made and seconded to return to open session. Motion carried. Roll call was taken – present are Chair Gary Sikich, Mike Borlee, Eric Genrich, Phil Hilgenberg.

A motion was made by G. Sikich and seconded by E. Genrich to counter the offer to purchase the S. Huron Road Property (Tax Parcel 21-185-2) at \$48,000 per acre. Motion carried.

7. Extension of Planning Option Agreement for 202 Cherry Street, Condominium Unit One (1) and Condominium Unit Two (2) (Tax Parcels 12-351 and 12-352)

K. Vonck stated a year ago the EDA granted a Planning Option on the project that expired. The developer is looking for an extension of the option that would allow them to continue working on due diligence and a commitment from the City through May 2017.

G. Bader stated that he plans to begin construction in April 2017 and then open the following April 2018. The project is one condominium unit with 71 apartments. Currently, there are five condominium units that comprise that property and they would create a sixth condominium unit.

A motion was made by M. Borlee and seconded by G. Sikich to approve extension of Planning Option Agreement for 202 Cherry Street, Condominium Unit One (1) and Condominium Unit (2) (Tax Parcels 12-351 and 12-352) until May 31, 2017.

8. Extension of Offer to Purchase for 1038 Erie Road (Tax Parcel 21-171-2)

A motion was made by P. Hilgenberg and seconded by E. Genrich to receive and place on file the extension of Offer to Purchase for 1038 Erie Road (Tax Parcel 21-171-2)

INFORMATIONAL ITEMS

9. Task order for Phase Two & Three of the Velp Avenue Areawide Plan

J. Upfal informed the EDA that Phase Two and Three are funded through surplus funds from last year which was already approved from the Finance Committee earlier this year. ED had a task order describing this specific test that will be part of Phase Two and Three which was approved at Plan Commission and Council.

10. Director's update

- Update to discuss in the future whether to extend business park boundaries
- In the process of hiring an Assistant Director to help with operations, update a position by turning a part-time position into full-time and focus on real estate, and hiring a GIS and design to help market properties
- Adding another member on the EDA by next month

Motion to adjourn made by E. Genrich and seconded by M. Borlee. Motion carried.